

## Mike Mertens

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**From:** Ivan Baker  
**Sent:** Monday, February 01, 2016 12:30 PM  
**To:** Mike Mertens  
**Subject:** Comments about other town developments

### Comments from Other Towns with Similar IDHA Tax Credit Apartment Developments

#### Glenview – Greenleaf Manor Daveri development

*We had No issues with this development. They had a limited budget, but were still very helpful in adding new screening to provide buffer for a neighbor who had previously had a tree-line view (albeit poor quality buckthorns) and wanted to keep it.*

*Very pleased. – Ellen Dean, economic development director (now in Gurnee)*

#### Crystal Lake – Congress Parkway Pedcor development

*PEDCOR built a beautiful project and responded to our requests for better architecture and site amenities. The project is fully rented out. The only drawback on the project is the heat and the placement of some of the pipes in the building. It's electric heat and runs continuously for residents during the winter. The electric bills are quite high, we received complaints from the tenants.*

*Otherwise, the project was a positive one for Crystal Lake. – director of community development Michelle Rentsch*

#### Mundelein – Verigreen Mundelein Apartments

*We have No issues. They had a complicated project due to the extension of a street, conveyance of land for ROW. They were cooperative and professional. They hired good experts. There have been no Community or Safety issues stemming from this development– Administrator John Lobaito*

#### Evanston – Emerson Square Brinshore development

*The Brinshore Development has been very successful. We are very pleased with the quality of the apartment complex. There have been no safety concerns with the project, but of course, good management is critical. This has been a beneficial project for Evanston.*

*Sarah Flax, housing and grants administrator*

#### Cary –Pedcor Garden Place Apartments

*This development is better quality than most of apartments in the area. No concerns at all from police or fire departments. We had a lot coverage issue that had to be resolved. Communication with next door neighbors needed to be better. The project complied with code.*

*Brian Simmons, director of community development*

#### Wheeling and Arlington Heights- Daveri Apartments

*The developments met quality standards, but there was significant pushback from the communities. These apartments were supportive living. - John Melaniphy, community development director*

**Ivan Baker**, CEcD, AICP, FM

Director of Economic Development

**Wiley Park, Illinois** "Chicago's Great Southwest"

*First and Only Accredited Economic Development Organization in Illinois*

# MEMORANDUM



**To: Village Board**

**From: David Niemeyer  
Village Manager**

**Date: February 1, 2016**

**Re: Police information regarding Buckeye Foundation developments**

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A number of police departments in other municipalities were contacted that have Buckeye Foundation developments in their communities. Attached is information that was gathered by the Tinley Park Police Department.

Rental Development Experience of Buckeye Community Hope Foundation

Project Name	Location	Tracking #	Credit Awarded	HOME or HTF Awarded	Equity	Year Awarded	# of Units	Year PIS Or Status	Other Public Funding Programs Utilized	Population Served
<b>OHIO PROJECTS</b>										
Buckeye as Gen. Partner										
Buckeye Community	Troy	93-04986	\$173,150	\$515,000	OCCH	1993	44	1994	HDAP, OHFA loans	family
Harding Center (Marion Senior Housing)	Marion	94-06139	\$463,345	\$2,000,000	OCCH	1994	67	1997	HDAP, OHFA loans	elderly
Concord Square	New Concord	94-06147	\$71,361	\$0	Franklin Capital	1994	50	1995	RD 515	family
High Meadows	Heath	94-07175	\$197,702	\$487,400	OCCH	1994	40	1996	HDAP, OHFA loans	family
Marlette Mills	Marlette	95-0084	\$278,516	\$500,000	P.B. & T. Co.	1995	56	1997	HDAP, OHFA loans	family
Sidney Village	Sidney	95-0089	\$169,724	\$495,000	OCCH	1995	34	1997	HDAP, OHFA loans	family
Sheffield Meadows	Lorain City	95-0100	\$265,510	\$515,000	OCCH	1995	60	1997	HDAP, OHFA loans	family
Hokolesoug	Frankford	95-0002	\$29,691	\$168,000	Wentwood	1995	24	1998	HDAP, OHFA loans, RD 515	family
Cardington Meadows	Cardington	96-0015	\$146,075	\$0	OCCH	1996	32	1997	HDAP, OHFA loans	family
Clubview	Muskingum City	96-0044	\$257,552	\$500,000	OCCH	1996	56	1998	HDAP, OHFA loans	family
Ottawa Retirement Village	Ottawa	96-0058	\$142,542	\$480,000	OCCH	1996	40	1998	HDAP, OHFA loans	elderly
Winbert Place	Marlette	97-0081	\$224,112	\$250,000	Boston Financial	1997	40	1999	HDAP, OHFA loans	elderly
Pleasant Meadows	Clevesboro Falls	99-0070	\$392,443	\$300,000	OCCH	1999	72	2000	HDAP, OHFA loans	family
Auburn Hills	Cardington	99-0055	\$198,171	\$590,700	OCCH	1999	21	2001	HDAP, OHFA loans	family
Village Green	Cropoksville	00-0004	\$188,348	\$451,000	OCCH	2000	48	2002	HDAP, OHFA loans, RD 515	family
Broadway Elderly	Cleveland	00-0023	\$322,085	\$250,000	OCCH	2000	42	2002	HDAP, OHFA loans	elderly
Jennings Sen. Housing (St. Agnes Terrace)	Garfield Heights	01-0033	\$219,859	\$290,000	OCCH	2001	40	2003	HDAP, OHFA loans	elderly
St. Catherine's Living Center (Legacy Village)	Findley	01-0061	\$195,229	\$800,000	OCCH	2001	48	2003	HDAP, OHFA loans	elderly
The GoldBond Building	Tiffin	01-0065	\$147,671	\$440,000	OCCH	2001	22	2004	HDAP, OHFA loans	family
Ohio City Elderly (Fairview Gardens)	Cleveland	01-0026	\$211,949	\$790,000	OCCH	2001	40	2003	HDAP, OHFA loans	elderly
East Fifth Avenue Arts	Columbus	02-0065	\$134,736	\$0	P.B. & T. Co.	2002	38	2004	HDAP, OHFA loans	elderly
Columbus Elderly (Arthur Alvin Zebbs)	Columbus	02-0073	\$384,247	\$250,000	OCCH	2002	50	2004	HDAP, OHFA loans	spec needs
New Lexington Village	New Lexington	02-0038	\$301,278	\$549,770	OCCH	2002	50	2004	HDAP, OHFA loans, sec 8	family
Lebanon Commons	Lebanon	02-0006	\$83,332	\$340,000	S/J CDC	2002	20	2004	HDAP, OHFA loans, RD 515	family
Nela Manor	Akron	02-0051	\$231,378	\$250,000	OCCH	2002	35	2005	HDAP, OHFA loans, sec 8	family
Defiance Ridge	Defiance	03-0016	\$232,576	\$750,000	OCCH	2003	36	2006	HDAP, sec 8	family
Trotwood Homes	Trotwood	03-0049	\$835,935	\$250,000	OCCH	2003	56	2005	HDAP	family
Dillon Crossing	Fosterle	03-0092	\$284,085	\$740,000	OCCH	2003	30	2005	HDAP, ERI	family
Albany Arms	Albany	04-0066	\$210,201	\$550,000	OCCH	2004	48	2007	HDAP, OHFA loans, RD 515	family
Sunshine Apartments	Woodsfield	04-0085	\$128,134	\$550,000	OCCH	2004	20	2007	HDAP, OHFA loans, RD 515	family
Beverly Senior Housing	Waverly	04-0064	\$239,240	\$550,000	OCCH	2004	32	2007		elderly
Walnut Hill Apartments	St. Paris	04-0063	\$140,702	\$545,000	Aikant	2004	28	2007	HDAP, RD 515	family
Calina Gardens Apartments	Celina	05-0088	\$296,185	\$550,000	OCCH	2005	32	2008	HDAP, ERI, RD 515, sec 8	family
Greenway Senior Housing	Ashabula	05-0014	\$671,565	\$300,000	OCCH	2005	51	2007		elderly
Ryan Senior Housing	Ryan	06-0132	\$322,434	\$550,000	OCCH	2006	32	2008		elderly
Newton Township Senior	Newton Falls	06-0136	\$312,344	\$250,000	OCCH	2006	40	2009	HDAP, OHFA loans	elderly
Delaware Senior Housing (Arthur Place)	Delaware	07-0149	\$724,124	\$550,000	OCCH	2007	80	2009	HDAP, OHFA loans	elderly
Waterford Place	Columbus	07-0043	\$559,232	\$250,000	OCCH	2007	60	2009	HDAP, OHFA loans	elderly
Mount Vernon Senior (Dogwood Place)	Mt. Vernon	07-0148	\$310,450	\$550,000	OCCH	2007	28	2011	HDAP, ARRA, RD 538	elderly
Gates Green	Marlette	08-0016	\$172,272	\$600,000	OCCH	2008	20	2010	HDAP, ARRA, OHFA loans	family
Hilton Homes	Columbus	08-0110	\$5,224,208	\$0	N/A	2009	30	2011	NSP ONLY	family
Marion Village	Marion	09-0111	\$822,758	\$550,000	OCCH	2009	39	2011	HDAP, ARRA	family
Newark Townhomes	Newark	10-0039	\$520,727	\$700,000	OCCH	2010	51	2012	HDAP, OHFA loans, sec 8	family
Bellefontaine Manor	Bellefontaine	11-0011	\$413,416	\$600,000	OCCH	2011	40	2013	HDAP, OHFA loans, sec 8	elderly
Monroe Manor	Woodsfield	11-0062	\$416,221	\$580,000	OCCH	2011	40	2013	HDAP, OHFA loans	elderly
Redford Place	Demarest	11-0111	\$700,000	\$850,000	OCCH	2011	35	2013	HDAP, OHFA loans	family
Rieger Place	Sandusky	12-0069	\$651,080	\$0	NEF	2012	37		UC, CDBG, state & fed, Historic	elderly
Montpelier Gardens	Montpelier	12-0121	N/A	\$1,000,000	OCCH	2012	41	2014	HDAP, bonds, RDS38, sec 8	family
Kenmore Place	Akron	13-0045	\$700,659	\$0	OCCH	2013	40		UC, local HOME	elderly
Soft Creek Village	Laurelville	13-0079	\$210,674	\$599,000	OCCH	2013	24		UC, HDAP	family
Logan Terrace	Logan	14-0074	\$767,505	\$0	TBD	2014	80	Pre-Dev	HDAP, OHFA loans	family
Valley View Place	Falls Twp. (Zanesville)	14-0069	\$446,509	\$350,000	TBD	2014	34	Pre-Dev	HDAP, OHFA loans	elderly
Buckeye as Developer only										
Frank Cook Senior Housing	Zanesville	05-0010	\$696,656	\$300,000	OCCH	2005	160	2007		elderly
Zanesville Family Homes II (Falls Manor)	Zanesville	06-0033	\$843,687	\$550,000	OCCH	2006	50	2008		elderly
Buckeye Ohio LIHTC Total			\$23,075,723	\$24,555,670			2281			
Ohio Non-Tax Credit										
Bucyrus Manor	Bucyrus	H1600000	\$0	\$0	N/A		32	2003	RD 515 w/USDA rehab loan	family
Bvesville Gardens	Bvesville	H1600000	\$0	\$0	N/A		40	1979	RD 515 w/sec 8	family
Lakewood Terrace	Bellefontaine		\$0	\$0	N/A		36	1998	Hope II (homeownership)	family
Forest Lane	Richwood		\$0	\$0	N/A		48	1995	Hope II (homeownership)	family
Ohio Total			\$23,075,723	\$24,555,670			2417			
<b>WEST VIRGINIA PROJECTS</b>										

**TO:** Chief Neubauer  
Deputy Chief Mason  
**FROM:** Douglas Alba  
**DATE:** February 1, 2016  
**SUBJECT:** Apartment Survey

**Project Name:** Pleasant Meadow      **Police Dept.:** Cuyahoga Falls P.D.

**City of:** Cuyahoga Falls, OH      **Ofc. Name:** Laurie, Records Dept.

**Population:** 49,267 (2013)

**How Long Has the Project Been Open:** 16 Years

**What Type of Apartment Complex:**      **Number of Units:** 72  
Families  
Singles  
Elderly  
\*\*Mixed of the Above

**What Types of Police Responses?** 2 Per Month – No High Volume

**What Types of Crime Issues?** Neighbor Disputes

**What types of Gang Issues?** No

**Does Management do a Good Job of Screening Tenants?** Yes

**Describe the Parking for the Complex?**

**Adequate?** Yes  
**On Site?** Yes  
**On Street?** No Issues

**Does Your Community Have Crime Free Housing or Similar?** No.  
**If Yes, How Has the Complex Worked With the Unit?** N/A

**Overall, is the Complex Problematic for Public Safety?** No

**Results of Internet Search and Internet Reviews?**

**TO:** Chief Neubauer  
Deputy Chief Mason  
**FROM:** Douglas Alba  
**DATE:** February 1, 2016  
**SUBJECT:** Apartment Survey

**Project Name:** New Lexington Village **Police Dept.:** New Lexington P.D.

**City of:** New Lexington, OH **Ofc. Name:** Chuck, 911 Supervisor

**Population:** 4,753 (2013)

**How Long Has the Project Been Open:** 12 Years (2004)

**What Type of Apartment Complex:** **Number of Units:** 50  
Families  
Singles  
Elderly  
**\*\*Mixed of the Above**

**What Types of Police Responses?** Nothing out of the usual apartment-type calls.

**What Types of Crime Issues?** Before new management, Police responded to many more crime-related calls.

**What types of Gang Issues?** No

**Does Management do a Good Job of Screening Tenants?** Yes, removed many problem tenants and replaced them with better tenants.

**Describe the Parking for the Complex?**  
**Adequate?** Yes, huge parking lot.  
**On Site?** Yes  
**On Street?** No Issues

**Does Your Community Have Crime Free Housing or Similar?** No, but good relationship with the P.D. and the Chief

**If Yes, How Has the Complex Worked With the Unit?** N/A

**Overall, is the Complex Problematic for Public Safety?** No

**Results of Internet Search and Internet Reviews?**

**TO:** Chief Neubauer  
Deputy Chief Mason  
**FROM:** Douglas Alba  
**DATE:** February 1, 2016  
**SUBJECT:** Apartment Survey

**Project Name:** Defiance Ridge      **Police Dept.:** Defiance P.D.

**City of:** Defiance, OH      **Ofc. Name:** Lt. Martinez

**Population:** 16,836 (2013)

**How Long Has the Project Been Open:** 13 Years (2003)

**What Type of Apartment Complex:**      **Number of Units:** 36  
Families  
Singles  
Elderly  
\*\*Mixed of the Above

**What Types of Police Responses?** Proportionate to the Community.

**What Types of Crime Issues?** More serious crime-related calls prior to the current Management, who are proactive on criminal tenant conduct.

**What types of Gang Issues?** No

**Does Management do a Good Job of Screening Tenants?** Yes.

**Describe the Parking for the Complex?**

**Adequate?** Yes  
**On Site?** Yes, huge parking lot  
**On Street?** Speed bumps

**Does Your Community Have Crime Free Housing or Similar?** No, but property mgmt.. is very pro-active in contacting Police on problem tenants. Excellent relationship with Police.

**If Yes, How Has the Complex Worked With the Unit?** N/A

**Overall, is the Complex Problematic for Public Safety?** No

**Results of Internet Search and Internet Reviews?**

**TO:** Chief Neubauer  
Deputy Chief Mason  
**FROM:** Douglas Alba  
**DATE:** February 1, 2016  
**SUBJECT:** Apartment Survey

**Project Name:** Gates Green      **Police Dept.:** Washington County Sheriff's Police

**City of:** Marietta, OH      **Ofc. Name:** Deputy Metts

**Population:** 14,053 (2013)

**How Long Has the Project Been Open:** 8 Years (2008)

**What Type of Apartment Complex:**      **Number of Units:** 20  
Families  
(Mainly) \*\*Singles  
(These) \*\* Elderly  
Mixed of the Above

**What Types of Police Responses?** Less than the surrounding area at the complex – minimal calls for service.

**What Types of Crime Issues?** Minimal – mainly tenant vs. tenant issues.

**What types of Gang Issues?** No

**Does Management do a Good Job of Screening Tenants?** Yes, they do a good job.

**Describe the Parking for the Complex?**  
Adequate? Yes, no issues  
On Site? Yes.  
On Street?

**Does Your Community Have Crime Free Housing or Similar?** No, but property mgmt.. is proactive in dealing with problem tenants.

**If Yes, How Has the Complex Worked With the Unit?** N/A

**Overall, is the Complex Problematic for Public Safety?** No

**Results of Internet Search and Internet Reviews?**

**TO:** Chief Neubauer  
Deputy Chief Mason  
**FROM:** Douglas Alba  
**DATE:** February 1, 2016  
**SUBJECT:** Apartment Survey

**Project Name:** 'Homes on the Hill' Police Dept.: Columbus Police

**City of:** Columbus, OH      **Ofc. Name:** They had no knowledge of an apartment complex, only rehabilitated and new homes for rent or purchase.  
**Population:** 822,553 (2013)

**How Long Has the Project Been Open:** 5 Years (2011)

**What Type of Apartment Complex:**      **Number of Units:** 30  
Families  
Singles  
Elderly  
Mixed of the Above

**What Types of Police Responses?**

**What Types of Crime Issues?**

**What types of Gang Issues?**

**Does Management do a Good Job of Screening Tenants?**

**Describe the Parking for the Complex?**

Adequate?  
On Site?  
On Street?

**Does Your Community Have Crime Free Housing or Similar?**

**If Yes, How Has the Complex Worked With the Unit?**

**Overall, is the Complex Problematic for Public Safety?**

**Results of Internet Search and Internet Reviews?**

**TO:** Chief Neubauer  
Deputy Chief Mason  
**FROM:** Douglas Alba  
**DATE:** February 1, 2016  
**SUBJECT:** Apartment Survey

**Project Name:** Montpelier Gardens **Police Dept.:** Montpelier P.D.

**City of:** Montpelier, OH **Ofc. Name:** Lt. Higbie

**Population:** 4,050 (2013)

**How Long Has the Project Been Open:** 2 Years (2014)

**What Type of Apartment Complex:** **Number of Units:** 41  
Families  
( Mainly) \*\* Singles  
(Women) Elderly  
Mixed of the Above

**What Types of Police Responses?** Normal Calls for service – neighbor issues.

**What Types of Crime Issues?** More calls for service prior to this mgmt. taking over.

**What types of Gang Issues?** None.

**Does Management do a Good Job of Screening Tenants?** The Police believe so, due to minimal problems and Police calls for service.

**Describe the Parking for the Complex?**  
**Adequate?** No issues.  
**On Site?**  
**On Street?**

**Does Your Community Have Crime Free Housing or Similar?** No, but there is good communication between management and Police.

**If Yes, How Has the Complex Worked With the Unit?** N/A

**Overall, is the Complex Problematic for Public Safety?** No.

**Results of Internet Search and Internet Reviews?**

**TO:** Chief Neubauer  
Deputy Chief Mason  
**FROM:** Douglas Alba  
**DATE:** February 1, 2016  
**SUBJECT:** Apartment Survey

**Project Name:** Salt Creek Village      **Police Dept.:** Laurelville P.D.  
**City of:** Laurelville, OH      **Ofc. Name:** Lt. Smith

**Population:** 521 (2013)

**How Long Has the Project Been Open:** 3 Years (2013)

**What Type of Apartment Complex:**      **Number of Units:** 24  
Families  
Singles  
Elderly  
\*\*Mixed of the Above

**What Types of Police Responses?** Meth labs & drugs prior to the new mgmt.. co. Now very little calls for service.

**What Types of Crime Issues?** Very rural community, low-income, Section 8 tenants.

**What types of Gang Issues?** No.

**Does Management do a Good Job of Screening Tenants?** Yes, and they made excellent physical improvements to the complex.

**Describe the Parking for the Complex?**  
**Adequate?** Yes, no issues.  
**On Site?** Yes.  
**On Street?**

**Does Your Community Have Crime Free Housing or Similar?** No, but they have a good relationship with the Police.

**If Yes, How Has the Complex Worked With the Unit?** N/A

**Overall, is the Complex Problematic for Public Safety?** No.

**Results of Internet Search and Internet Reviews?**

**TO:** Chief Neubauer  
Deputy Chief Mason  
**FROM:** Douglas Alba  
**DATE:** February 1, 2016  
**SUBJECT:** Apartment Survey

**Project Name:** Bedford Place      **Police Dept.:** Dresden P.D.  
**City of:** Dresden, OH      **Ofc. Name:** Officer Don Yester  
Chief Garver

**Population:** 1,626 (2013)

**How Long Has the Project Been Open:** 3 Years (2013)

**What Type of Apartment Complex:**      **Number of Units:** 35  
(Majority) \*\*Families  
Singles  
Elderly  
Mixed of the Above

**What Types of Police Responses?** Calls for service dropped significantly a year ago,  
Due to new management.

**What Types of Crime Issues?** Nothing different than normal apartment community  
Issues.

**What types of Gang Issues?** No.

**Does Management do a Good Job of Screening Tenants?** Does not know.

**Describe the Parking for the Complex?**  
**Adequate?** No issues.  
**On Site?**  
**On Street?**

**Does Your Community Have Crime Free Housing or Similar?** No, but there is good  
communication with Management and Police.

**If Yes, How Has the Complex Worked With the Unit?** N/A

**Overall, is the Complex Problematic for Public Safety?** No.

**Results of Internet Search and Internet Reviews?**